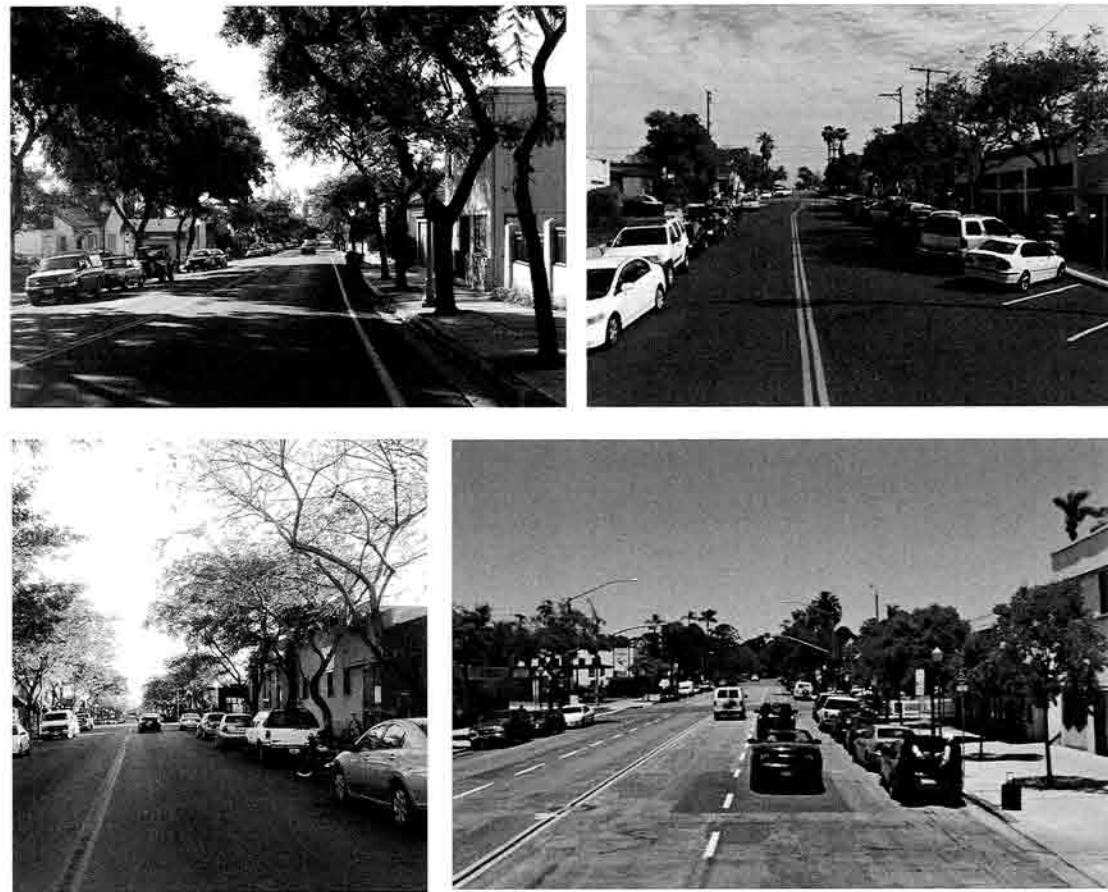




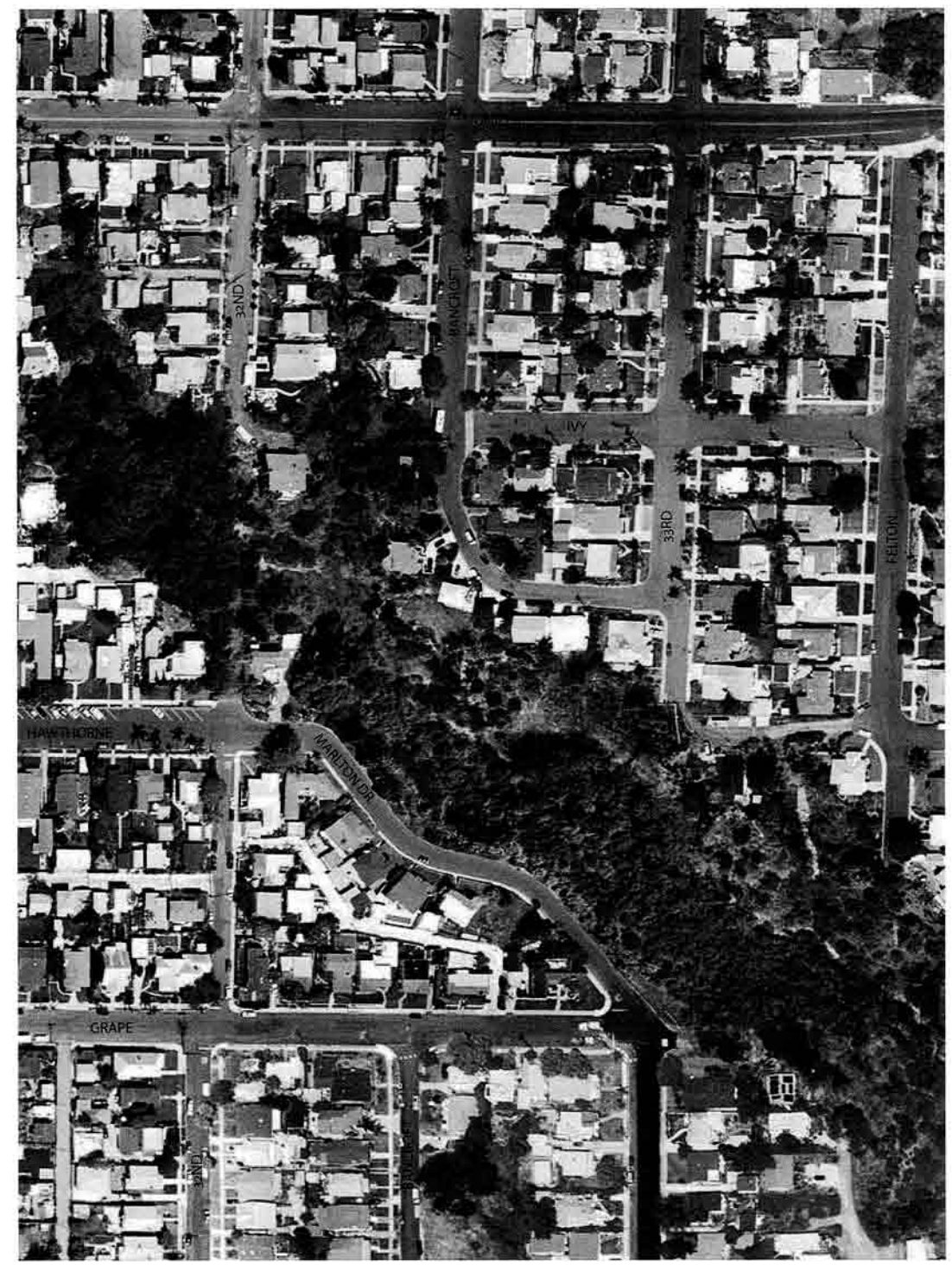
Some Ideas

- separate trash & recycling - Good
- pavers/brick crosswalks on Commercial streets



Commercial Streets

- parking - limited time/metered *visually more appealing*
- shared btwn business
- "after hours" for residential use
- art/symbols that reflect community
- at Broadway & 25th
- incorporate historic/multi cultural/interactive
- & kid friendly



Canyon Streets

- lighting - Elm & Gregory
- Dog litter stations



Residential Streets

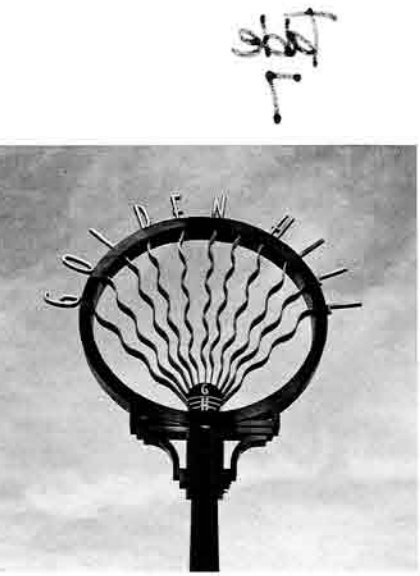


Table # 7

Key Questions:

1. Where would you place green streets and/or complete streets?
2. How would you integrate cars/ pedestrians/bicycles?
3. Are there connections that don't exist today that should be made to complete the community, or ones that do exist that should be severed?
4. Are there other uses that could be made of the street right-of-way, either permanently or temporarily?

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drawing
not to scale

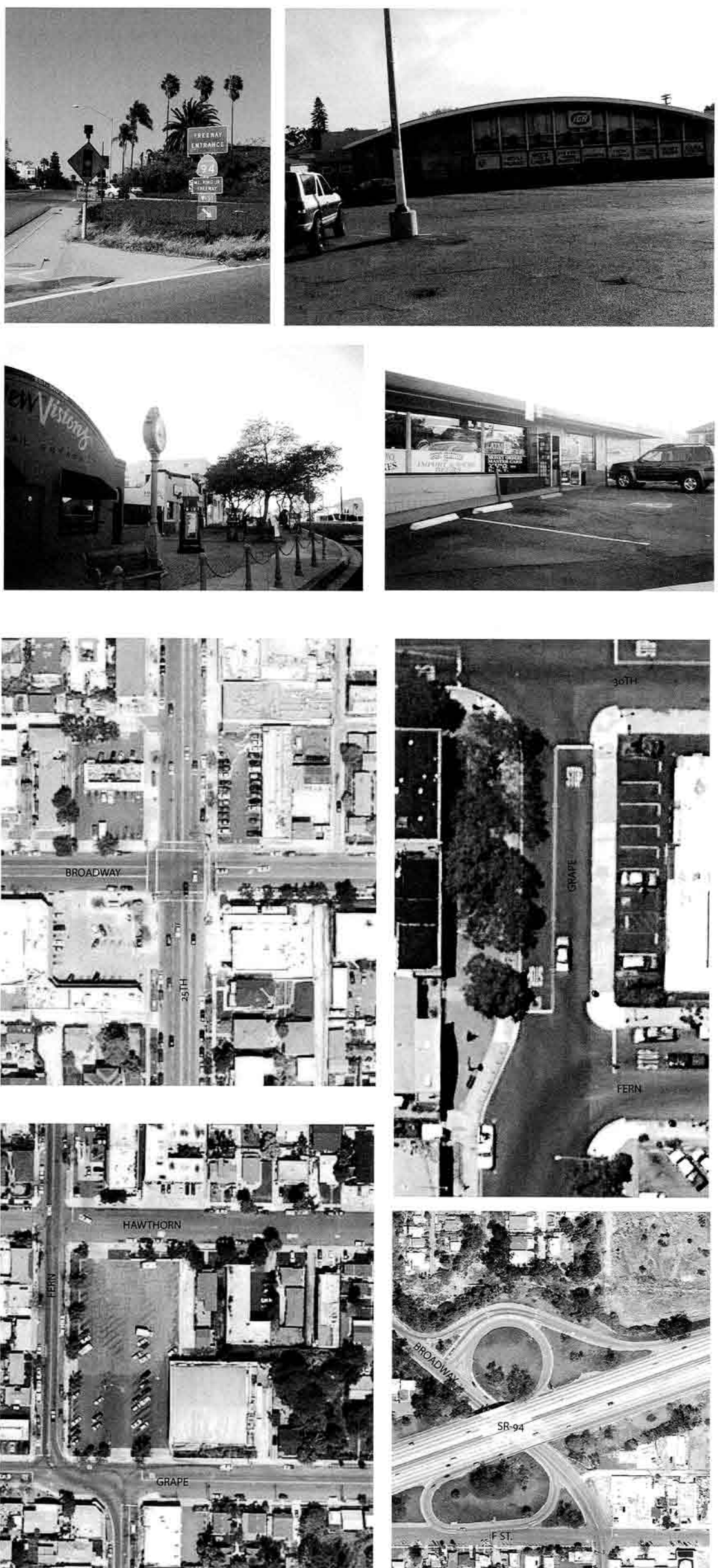
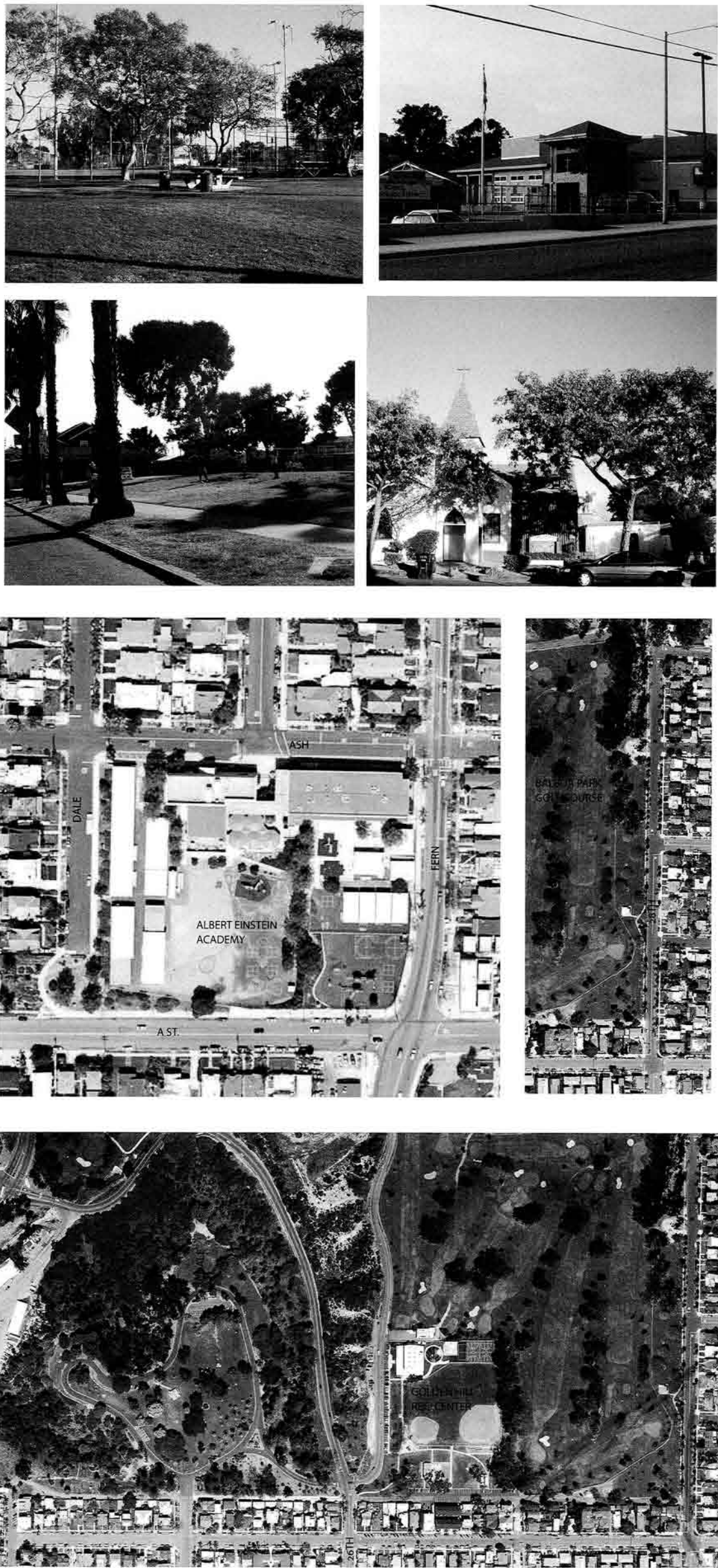


Table # 7

Key Questions:

1. What are the opportunities presented by Balboa Park?
2. What opportunities are there for natural open space and/or small (pocket) parks/green plazas?
3. What are the community activities in GGH that require facilities?
SOCCER
LIBRARY
4. How does/can recreation and open space define the community?

Some Ideas

OPPORTUNITIES ON RUST BLVD FOR COMMUNITY RECREATION

Parks & Community Facilities

MORE SMALL PLAYGROUNDS
UTILIZE CANYONS BETTER - PLAYGROUNDS, PATHS
SOCCER FIELDS OR ALTERNATIVE USES FOR ALLEYS

Canyons & Natural Open Space

CONNECT PLAYGROUNDS TO CANYONS
- TOT LOTS
- SCENIC VIEWS

Parking Lots, Plazas & Off-Ramps

PEDESTRIAN PLAZA / PROMENADE / GATHERING ON 28TH BETWEEN A+B
- STREET VACATION w/ TURN AROUND @ EACH END
25TH & B - BLOCK OFF STREET & RAISED PLATFORM
- ON B WEST OF 25TH
19TH STREET ALONG I-5 - ENTRANCE - GREEN

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not to scale

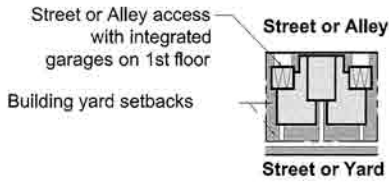
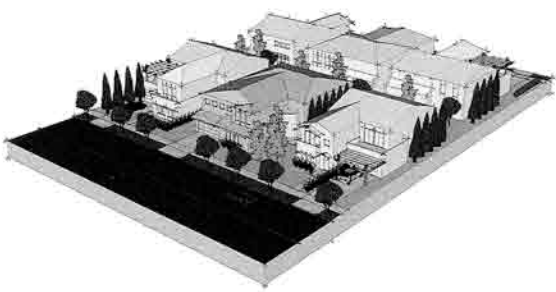


M.W. STEELE
GROUP, INC.
1800 NEWTON AVENUE, SUITE A
SAN DIEGO, CA 92113
TELEPHONE 619 230 0325
FACSIMILE 619 230 0335
WWW.MWSTEELE.COM
ARCHITECTURE | PLANNING



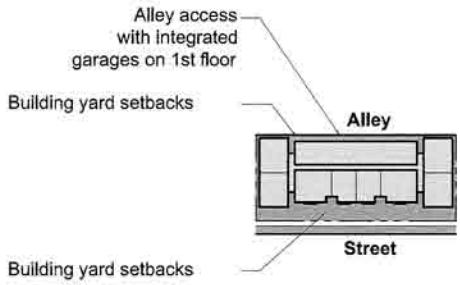
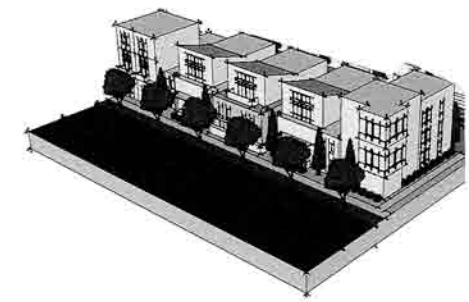
SINGLE FAMILY, GRANNY FLATS, DUPLEX, OR TRIPLEX

Single family homes may be arranged as stand alone detached units, with or without 'granny flats'. They may also be attached as duplexes or triplexes. They may range in density from 5 to 15 units per acre. Parking for single family homes, duplexes or triplexes should be integrated into the ground-floor of the units in individually secured garages. Garages may be accessed from the front or rear of the site.



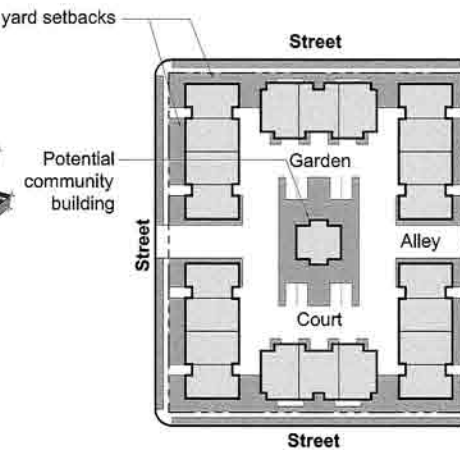
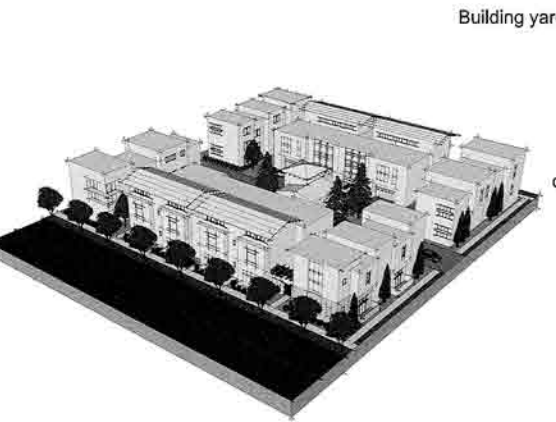
ROWHOMES AND TOWNHOMES

Rowhomes and townhomes are single-family residential units, attached to their neighbors by shared side walls. They can be clustered in groups of 4 to 6 units. Townhomes may range from 2 to 3 levels in height, and from 15 to 20 units per acre. Parking for rowhomes and townhomes should be integrated into the ground-floor of the units in individually secured garages. Garages should be accessed from the rear of the site.



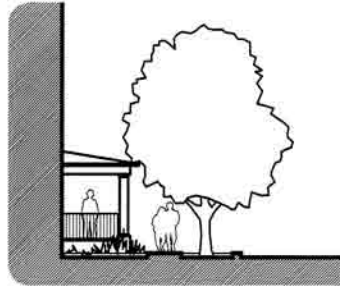
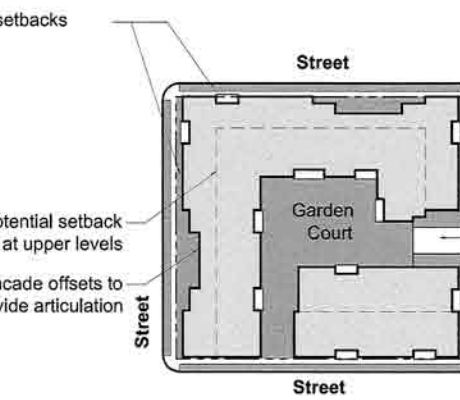
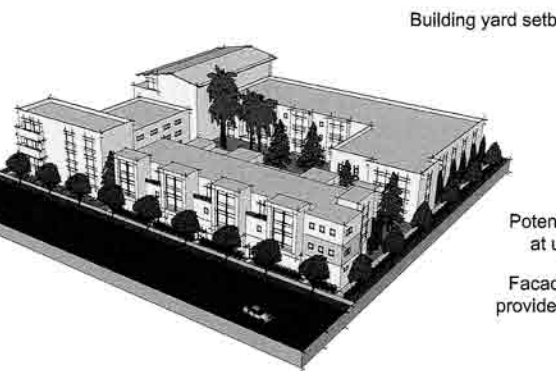
GARDEN COURT

Garden Courts are multi-family residential buildings organized around a central courtyard. The courtyard may contain individual or collective garden plots for building residents to use. They are typically organized with exterior circulation corridors, and may range between 20 to 30 units per acre. Parking, where provided, may include a mixture of garages and surface spaces, accessed from a central, landscaped drive court. Garage spaces should be integrated into the ground level of the development, in individually secured garages.



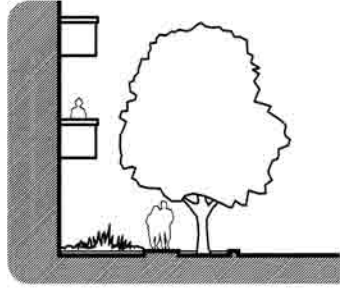
APARTMENTS

Apartments are denser multi-family residential buildings, most often with interior circulation corridors. They range between 30-60 units per acre and may include a range of unit sizes. Parking is typically accommodated in a garage structure that is integrated within the building and privately secured for access by residents only.



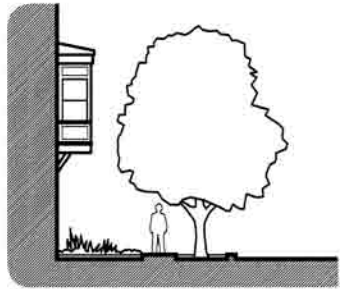
PORCH, PATIO, OR STOOP

YES!

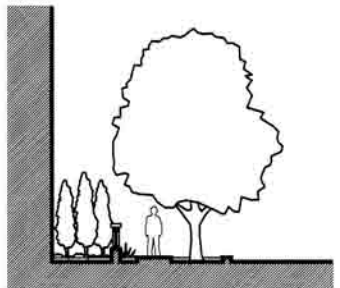


BALCONY

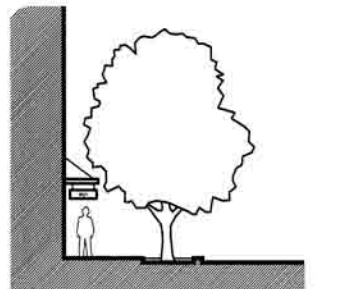
YES GOOD TRANSITIONAL SPACE BETWEEN PUBLIC + PRIVATE



BAY WINDOW



YARD, FORECOURTS, AND BUILDING ENTRIES



AWNING, CANOPY, OR TRELLIS



CONSISTENT SETBACK



INCONSISTENT SETBACK



CAR-ORIENTED FACADE & ACCESS

BAD



PEDESTRIAN-ORIENTED FACADE & ACCESS



DEFINED STYLE

PRESERVE, BUT DON'T FORCE GENTRIFICATION



NO DEFINED STYLE



NOT 'BULKY'



'BULKY'



SIMILAR HEIGHT & SCALE



VARIABLE HEIGHT & SCALE



Table # 7

Key Questions:

1. What building elements are important to control through guidelines?
2. What are the special non-building elements that presently define and enhance your neighborhood?
Porches
3. Is there a need for additional building and/or non-building elements to complete the community?
Porches
4. What development standards would you change?

Building Types

NEIGHBORHOOD CHARACTER

- Porches
- Non-Flat Roofs
- Color

Street Frontages

Compatibility

BUSINESS IS FAMILY CONNOCIUE
-EQ. SATELITES
-S.G. RECREATION
AVOID A GASLAMP FEEL
Onsite COMMON AREA w/ FAMILY FEEL
-PARKS / TEN LOTS / PLAY-AREAS

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drawing
not to scale

TABLE 7

